STRONSVILLE BOARD OF ZONING & BUILDING CODE APPEALS
AMENDED AGENDA
COUNCIL CHAMBERS
18688 Royalton Road
August 14, 2019
8:00 p.m.

(A) 7:30 p.m. Caucus next mtg 8/28
(B) 8:00 p.m. Call to Order
(C) Certificate of Posting per Chapter 208
(D) Approve amended agenda
(E) Approve minutes from July 31, 2019 meeting
(F) Oath Administered to all Witnesses
(G) NEW APPLICATIONS

1) **BRIAN AND DEVON SZYMANSKI, OWNERS**
   Requesting a variance from Zoning Code Section 1252.17 (a), which prohibits a fence in the front yard and where a 25’ LF 6’ high vinyl fence exists; property located at 18186 Ash Drive, PPN 394-24-005, zoned R1-75.

2) **VADIM AND OLGA DYAKIV, OWNERS**
   Requesting a 10’ Setback variance from Zoning Code Section 1252.15 (a), which requires a 20’ Setback from the main dwelling and where a 10’ Setback from the main dwelling is proposed in order to construct an Accessory Structure; property located at 17780 Lyon Lane, PPN 394-25-041, zoned R1-75.

3) **MARGARET YOUNG, OWNER**
   Requesting a 124 SF variance from Zoning Code Section 1252.16 (b), which permits a 120 SF Front Entrance Feature and where a 244 SF Front Entrance Feature exists; property located at 11545 Timber Edge Place, PPN 398-14-029, zoned R1-75.

(H) PUBLIC HEARINGS

4) **PAUL AND CRYSTAL TURNER, OWNERS**
   Requesting a 10’ Rear Yard Setback variance from Zoning Code Section 1252.29 (b) (1), which requires a 15’ Rear Yard Setback and where a 5’ Rear Yard Setback is proposed in order to install an Above Ground Swimming Pool; property located at 13916 Blackberry Circle, PPN 398-10-108, zoned R1-75.

5) **GEORGE AND GINA LATCHERAN, OWNERS/Michael Mrdjanov with Ironwood Builders, Representative**
   a) Requesting a 288 SF Floor Area variance from Zoning Code Section 1252.15, which permits a 192 SF Floor Area and where a 480 SF Floor Area is proposed in order to construct an Accessory Structure;

   b) Requesting a 20’ Setback variance from Zoning Code Section 1252.15 (a), which requires a 20’ Setback from the main dwelling and where a 0’ Setback from the main dwelling is proposed in order to construct an Accessory Structure; property located at 22416 Valleybrook Lane, PPN 392-13-077, zoned R1-75.
6) **BRYAN AND SARAH SALISBURY, OWNERS**

Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in the front yard and where the applicant is proposing a 160 SF Accessory Structure in the front yard; property located at 19960 Albion Road, PPN 391-27-004, zoned R1-75.

7) **DAN BAILEY, OWNER**

   a) Requesting a variance from Zoning Code Section 1252.15 (a), which prohibits an Accessory Structure in the front yard and where the applicant is proposing a 280 SF Accessory Structure in the front yard;

   b) Requesting an 88 SF Floor Area variance from Zoning Code Section 1252.15 (a), which permits a 192 SF Floor Area and where a 280 SF Floor Area is proposed in order to construct an Accessory Structure;

   c) Requesting a 6’ Height variance from Zoning Code Section 1252.04 g), which permits a 12’ Height and where an 18’ Height is proposed in order to construct a 280 SF Accessory Structure;

   d) Requesting a 20’ Front Yard Setback variance from Zoning Code Section 1252.04 (d), which requires a 100’ Front Yard Setback from the Westwood Drive centerline and where a 80’ Front Yard Setback from the Westwood Drive centerline is proposed in order to construct a 280 SF Accessory Structure; property located at Westwood Drive parcel B, PPN 392-12-021, zoned R1-75.

8) **MATTHEW AND JULIE ZUBEK, OWNERS**

Requesting a 1,041 SF Floor Area variance from Zoning Code Section 1252.22 (c), which permits a 1,000 SF Floor Area and where a 2,041 SF Floor Area is proposed in order to construct an Attached Garage; property located at 20050 Albion Road, PPN 391-27-005, zoned R1-75.

(H) **Any Other Business to Come Before the Board**